

## 289 Skyview Ranch Road NE Calgary, Alberta

**MLS # A2214706**



# \$439,900

<b>Division:</b>	Skyview Ranch		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,464 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Off Street, Side By Side		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Central, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 420

**LLD:** -

**Zoning:** M-2

**Utilities:** -

**Inclusions:** N/A

Welcome to the vibrant and family-friendly community of Skyview Ranch! This beautifully maintained townhome offers the perfect blend of comfort, style, and convenience. Featuring quality upgrades throughout—including rich hardwood floors, granite countertops, 9-foot ceilings, and an open-concept layout—this home is filled with natural light from large, well-placed windows. Step inside through your private entrance and you’re welcomed by a spacious foyer that includes a bright den or office space, perfect for working from home. There’s also a convenient mudroom with access to the attached double garage, making day-to-day living a breeze. The main living area boasts a modern kitchen with a functional island, sleek cabinetry, and big, bright windows. It flows effortlessly into the dining area and a generous living room, which leads out to a private balcony—ideal for morning coffee or evening relaxation. A stylish half bath completes this level. Upstairs, you’ll find three well-sized bedrooms, including a primary suite with a private ensuite bath, plus another full bathroom for the rest of the household. This home also features added privacy and sound protection, thanks to a brick firewall (party wall)—a detail that sets it apart in both quality and peace of mind. Located just steps from the number 145 Bus Stop for easy commuting and surrounded by fantastic schools such as Prairie Sky School and Apostles of Jesus School. You’ll also enjoy quick access to local shopping, including nearby strip malls, and you’re only a 10-minute drive to CrossIron Mills. Major roadways like Metis Trail and Stoney Trail are minutes away, making it easy to get wherever you need to go plus we still have the future greenline LRT coming up. This home truly has it all—style, space, location, and value. Don’t miss your chance to see

it&mdash;book your showing today!